



Case Number **ZC-19-016**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2019

Council District 8

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: None

Support: None

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Jackie Ann Presley**

Site Location: 2601 Joel East Road Mapsco: 106A

Proposed Use: **Truck Repair and Storage**

Request: From: "A-5" One-Family

To: "I" Light Industrial

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The proposed site is located on Joel East Road, west of Wichita Street. The applicant is requesting to rezone from "A-5" One-Family to "I" Light Industrial for truck repair and storage.

The site is located within the Carter Industrial Growth Center. Surrounding properties are zoned "J" Medium Industrial, with the exception of a small manufactured home subdivision to the south of the site, which is zoned "MH".

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is "A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment".

Site Information:

Owner:	Jackie Anne Presley 501 Kase Court Burleson, TX 76028
Agent:	Kent Davis
Acreage:	16.88 acres
Comprehensive Plan Sector:	Sycamore

Surrounding Zoning and Land Uses:
North "J" Medium Industrial / vacant

East "J" Medium Industrial / vacant
 South "J" Medium Industrial / vacant
 West "J" Medium Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-18-161 from A-5 to J; approved 1/15/19 (northwest of subject site)
 ZC-18-101 from A-5 to J; effective 7/15/18 (west of subject site)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Oak Grove Rd	Commercial Connector	Commercial Connector	No
Everman Rd	Commercial Connector	Commercial Connector	No
IH-35W	Freeway	Freeway	No
Wichita	Commercial Connector	Commercial Connector	No
Joel East	Commercial Connector	Commercial Connector	No

Public Notification:

300 foot Legal Notifications were mailed on January 25, 2019.

The following organizations were notified: (emailed January 22, 2019)

Organizations Notified	
Fort Worth ISD	Streams and Valleys Inc.
Trinity Habitat for Humanity	Everman ISD

**Site not located within the confines of a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from "A-5" One-Family to "I" Light Industrial for truck repair and outside storage. Surrounding land uses are mostly industrial and a mobile home subdivision to the south.

As a result, the proposed "I" Light Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Carter Industrial Growth center. The proposed "I" Light Industrial zoning district, is consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

The city's new Economic Development Strategic Plan encourages expansion of the commercial and industrial base. The proposed rezoning would support this goal. The below policies from the Strategic Plan apply to the proposed rezoning, with proper buffering and separation from the residential district.

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

1.3.3.3. Work with the real estate community to preserve strategically located sites within emerging employment/business districts to allow and encourage future development of high-value, high density employment nodes.

Attachments:

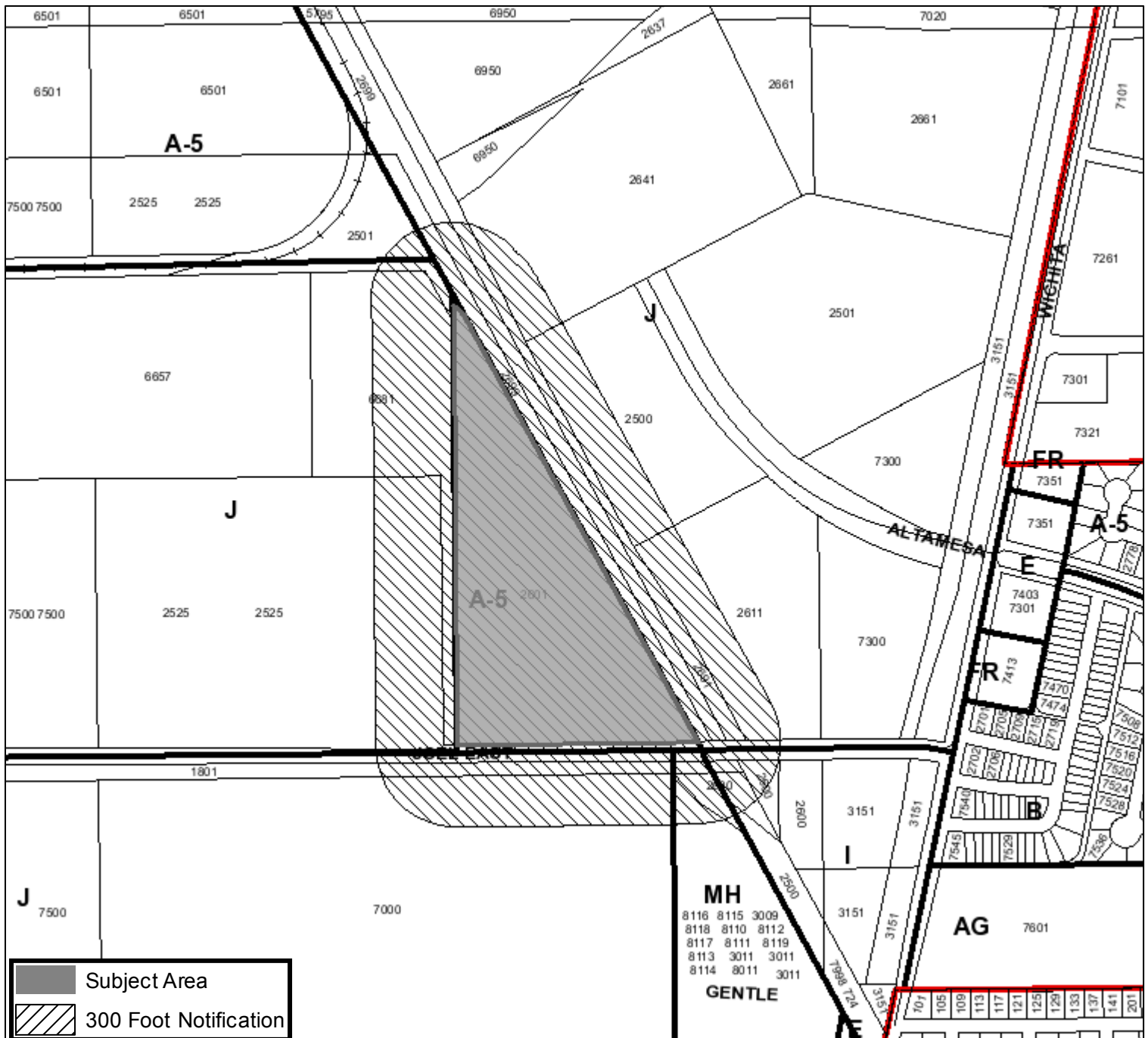
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-19-016

Area Zoning Map

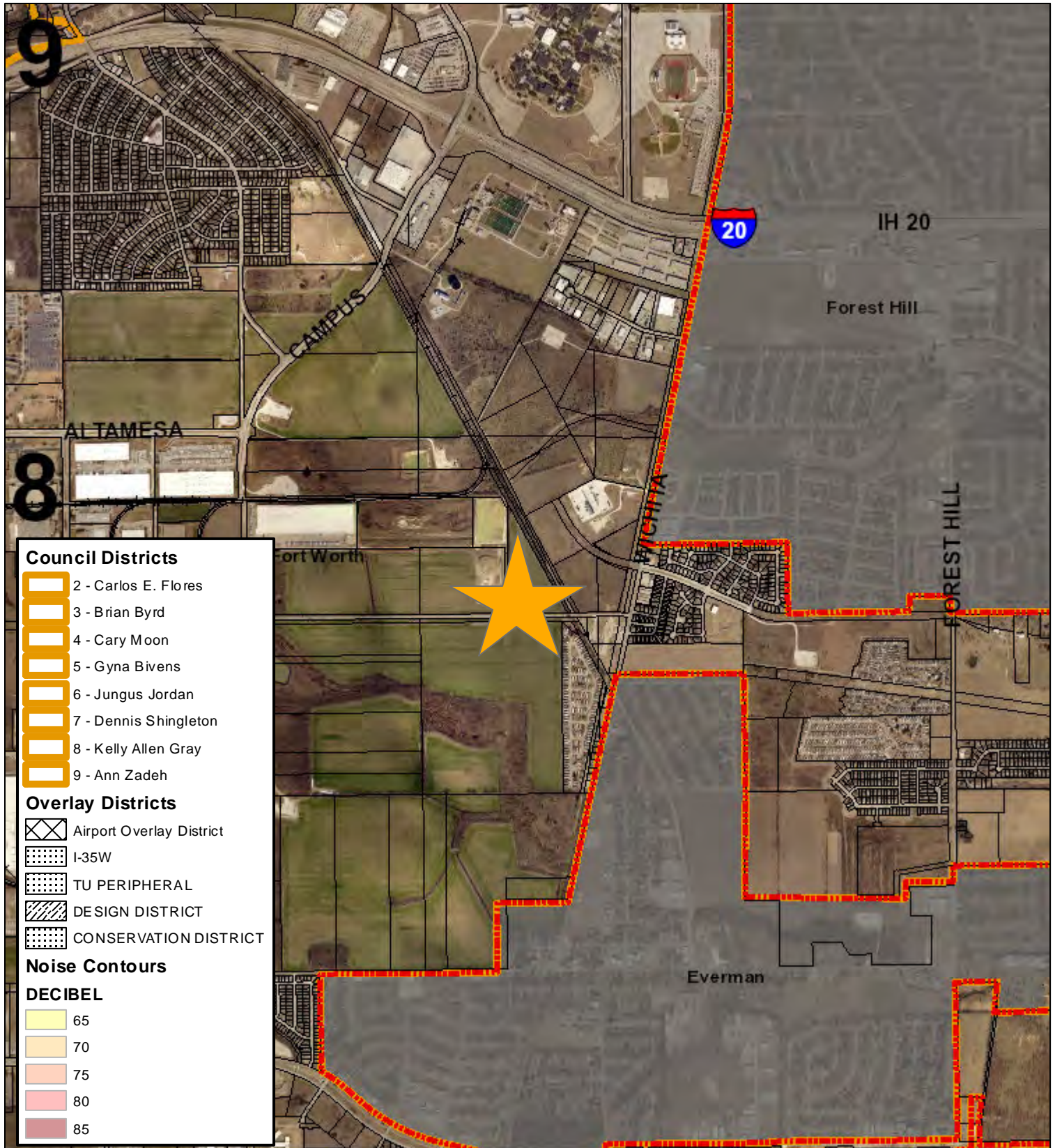
Applicant: Jackie Ann Presley
Address: 2601 Joel East Road
Zoning From: A-5
Zoning To: I
Acres: 16.87800778
Mapsc0: 106A
Sector/District: Sycamore
Commission Date: 2/13/2019
Contact: 817-392-8043





ZC-19-016

Area Map

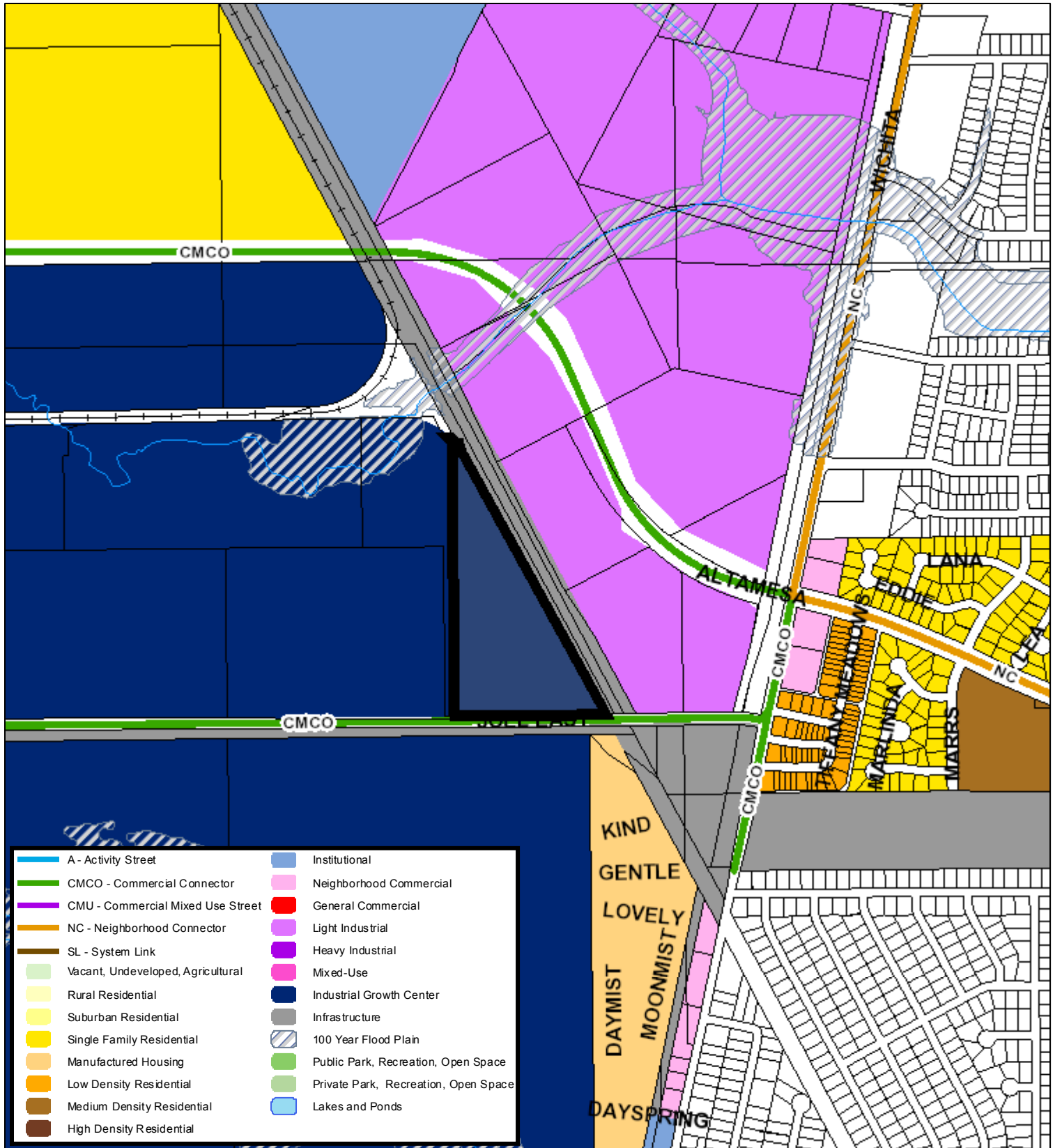


0 1,000 2,000 4,000 Feet



ZC-19-016

Future Land Use



775 387.5 0 775 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.

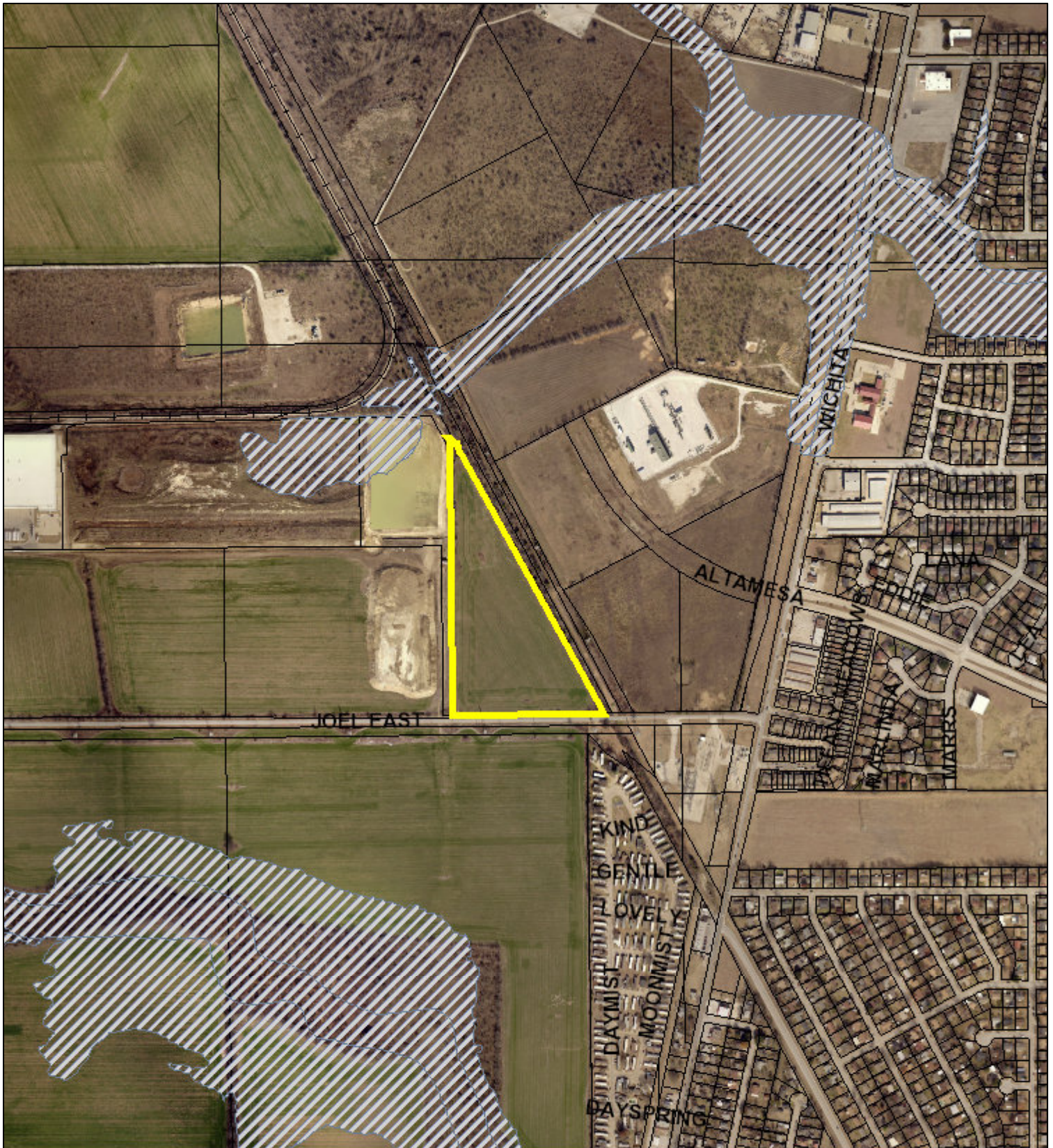


Created: 1/18/2019 3:29:57 PM



ZC-19-016

Aerial Photo Map



0 485 970 1,940 Feet



<i>Document received for written correspondence</i>					ZC-19-015
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Misty Ventura	500 Main St		Support		Representing applicant
Shokor Jawshan	3305 Tom Ellen St			Opposition	Spoke at hearing
Brian Randolph	3200 N Sylvania & 3588 E Long			Opposition	Representing Mercantile Partners; sent letter
Stephanie Monatez	333 Austin Dr Bonham, TX		Support		Representing Clayton Homes Bonham; sent letter
Jason Laumer	City of Celina		Support		Representing City of Celina; sent letter
Mark Hickman	8000 Warren Pkwy Frisco, TX		Support		Representing Blue Star Land; sent letter

16. ZC-19-016 Jackie Ann Presley (CD 8) – 2601 Joel East Road (Shelby County School Land Addition Lot 13J Block 13, 16.88 ac.) From: “A-5” One Family To: “I” Light Industrial

Kent Davis, representing the applicant, stated the site is surrounded by “I” zoning. He also stated he emailed the Highland Hills NA president and they had non questions.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. McDonnell. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-016
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Kent Davis	6817 Nob Hill Dr North Richland Hills, TC		Support		Representing applicant

17. ZC-19-017 R/P LPC II, LTD (CD 3) – 2590 (2500) River Park Drive (Edward Wilburn Survey, Abstract No. 1635, 6.55 ac.) From: “G” Intensive Commercial To: “UR” Urban Residential

Mary Nell Poole, representing the applicant, stated the proposed use is multifamily. She stated that she has met with several neighborhood associations in the area and that they have concerns with traffic. They have started working on a Traffic Impact Analysis and asked for a 30-day continuance to finish the study and meet with the neighbors again.

Motion: Following brief discussion, Ms. Welch recommended a 30-day continuance of the request, seconded by Ms. Runnels. The motion passed unanimously 9-0.